

September 19, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07PR0141

Kenbridge Properties Partnership
(Oak Lake Kenbridge Office Warehouse #3)

Clover Hill Magisterial District
12650 Oaklake Crest Way

REQUEST: Landscape plan approval as required by Condition 5(a) and Textual Statement Condition 2 of zoning Case 87S016.

RECOMMENDATION

Staff recommends approval of the landscape plan subject to one (1) condition for the following reasons:

1. The proposed landscaping complies with Ordinance requirements for plant quantity and quality as specified by the County Ordinance.
2. The recommended condition requires an irrigation system in the front yard setback to better promote re-establishment of the woodland setting, which was cleared with the road construction, contrary to requirements of zoning Case 87S016.

CONDITION

The entire front yard setback shall be irrigated using an automatic sprinkler system.

GENERAL INFORMATION

Associated Public Hearing Case:

87S016 - William B. and Gene H. Duval

Developer:

Kenbridge Properties Partnership

Design Consultant:

Beamon Associates, Civil Engineer
Preston Dalrymple, Landscape Architect

Location:

Fronting approximately 160 feet on the east line of Oak Lake Boulevard, also fronting approximately 175 feet on Oaklake Crest Way and located in the northeast quadrant of the intersection of these roads. Tax ID 736-689-4068 (Sheet 10).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

0.9 acre

Adjacent Zoning and Land Use:

North, South, East and West - I-1 with Conditional Use Planned Development; Vacant and Industrial

BACKGROUND

The condition and the Textual Statement from the zoning case are listed below:

Zoning Case 87S016 Condition 5(a):

“A conceptual landscaping plan shall be submitted to the Planning Commission for approval in conjunction with schematic plan review for each site. The conceptual landscaping plan shall include the general location of existing vegetation to be retained, the location of proposed vegetative screening and buffers and extent of planting in parking lots and other internal site areas.”

Textual Statement Condition 2:

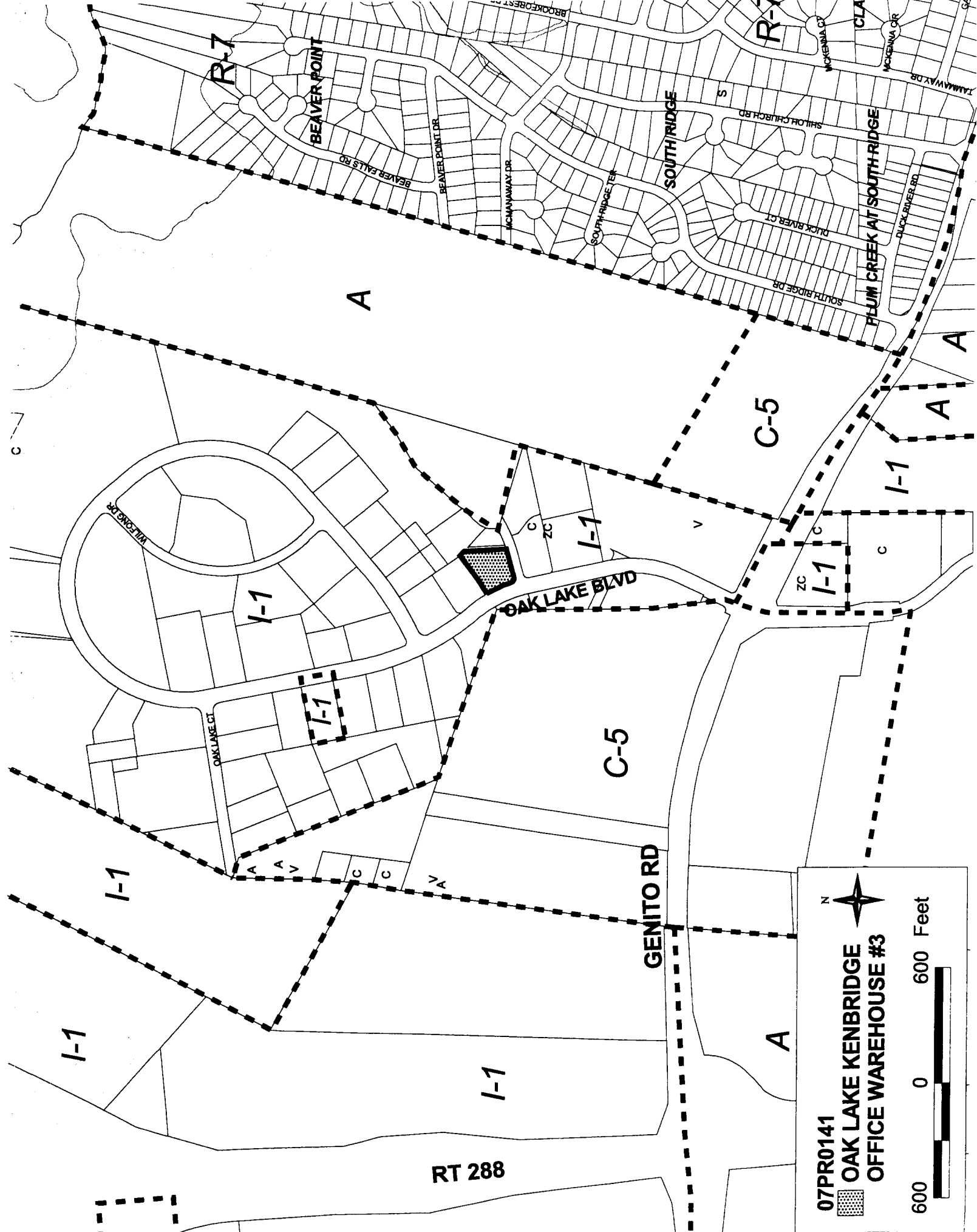
“Landscape plans: It is the intention of the developer to maintain a woodlands setting. The requirement for a 25 foot wooded setback from all roads reflects this intention. The view from the adjacent and internal roadways should convey an

impression of a forest lane. A detailed landscape plan will be required for each building site. The plan will be reviewed by the Developer, as part of the approval of plans process detailed in subsequent section, to insure compatibility with other development within the project and to preserve the woodland nature of the property. A conceptual landscape plan for the project entrance road will be submitted to the County for review as part of the plan review of this project.”

Case 87S016 requires Planning Commission review and approval of conceptual landscape plans for each site within this development. The Textual Statement of zoning Case 87S016 required that a twenty-five (25) foot deep setback measured from the right of way of any public street be maintained in as near a natural state as possible, with no trees greater than six (6) inch caliper being removed. This front setback was cleared of trees with the construction of Oaklake Boulevard. Since the intent to retain existing trees has not been met, Planning staff is recommending a condition requiring irrigation to be installed in the front yard setback to better promote re-establishment of the woodland setting.

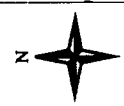
CONCLUSIONS

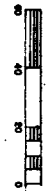
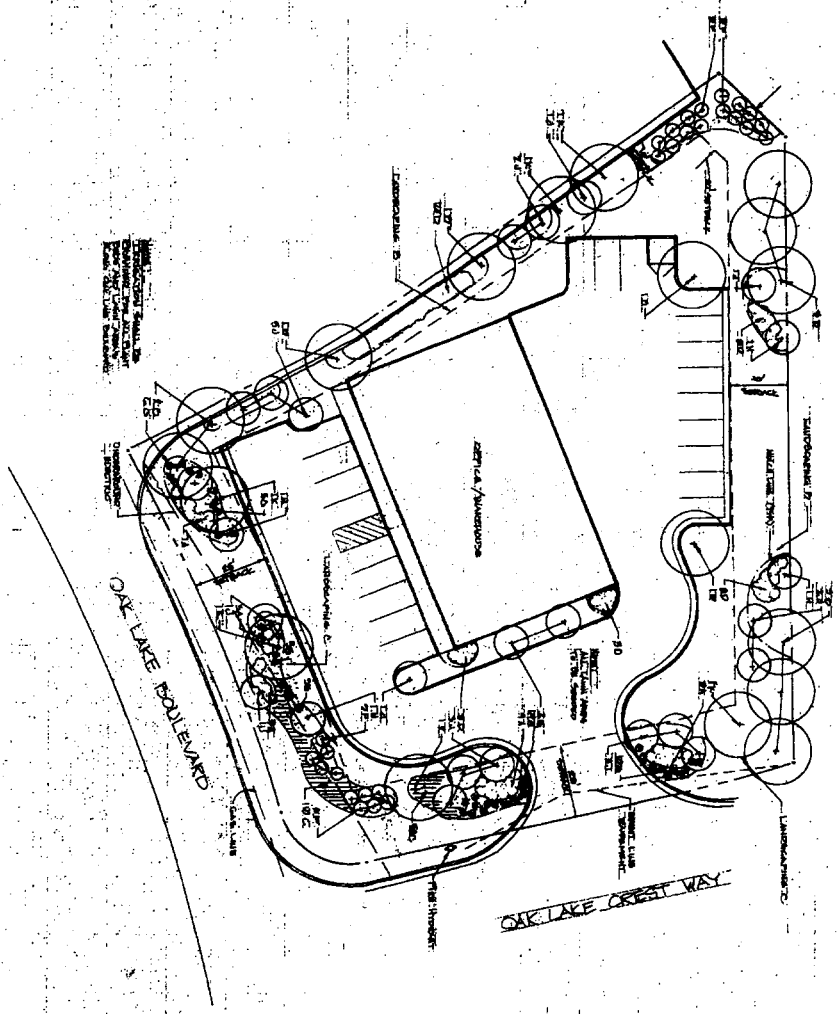
Staff recommends approval of the landscape plan subject to one (1) condition.



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 **OAK LAKE KENBRIDGE
OFFICE WAREHOUSE #3**





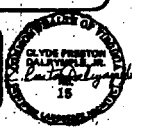
07PRO141-2



PLANNING PLAN
SCALE: 1" = 20'-0"
DRAWN: J. B. B. B.
REVISED: 9/6/00
BY: J. B. B. B.

Office / Warehouse No. 3
For
Kenbridge Properties Partnership
Oak Lake Blvd.
Chesterfield Co., Va.

C. PRESTON DALRYMPLE
& ASSOCIATES
LANDSCAPE ARCHITECTS • SITE PLANNERS
PO BOX 10000 • RICHMOND, VIRGINIA 23210



COL	ROW	SCIENTIFIC NAME	COMMON NAME	COMMENTS
1	1	Amelia caudata	Amelia Caudata	14 to C.
2	2	Amia caerulea	Amia caerulea	18 to C.
3	3	Amia nigrum	Amia nigrum	18 to C.
4	4	Amia caerulea	Amia caerulea	18 to C.
5	5	Amia caerulea	Amia caerulea	18 to C.
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